

ARTICLE 419.

PD 419.

SEC. 51P-419.101. LEGISLATIVE HISTORY.

PD 419 was established by Ordinance No. 22473, passed by the Dallas City Council on June 28, 1995. Ordinance No. 22473 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22473 was amended by Ordinance No. 23888, passed by the Dallas City Council on May 26, 1999. (Ord. Nos. 19455; 22473; 23888; 26042)

SEC. 51P-419.102. PROPERTY LOCATION AND SIZE.

PD 419 is established on property generally located along the west line of Hampton Road, south of the southeast line of Wright Avenue. The size of PD 419 is approximately 7.636 acres. (Ord. Nos. 22473; 26042)

SEC. 51P-419.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 22473; 26042)

SEC. 51P-419.104. DEVELOPMENT PLAN.

Development and use of the Property as a public school must comply with the development/landscape plan (Exhibit 419A). If the Property is developed or redeveloped with other permitted uses, a new development plan must be approved by the city plan commission before issuance of any building permit. In the event of a conflict between the provisions of this article and the development/landscape plan, the provisions of this article control. *[Note: A new development/landscape plan was attached to Ordinance No. 23888 and is labelled Exhibit 419B for reference.]* (Ord. Nos. 22473; 23888; 26042)

SEC. 51P-419.105. MAIN USES PERMITTED.

- (a) Agricultural uses.
 - Crop production.
- (b) Industrial uses.
 - Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(c) Institutional and community service uses.

- Adult day care facility. [SUP]
- Cemetery or mausoleum. [SUP]
- Child-care facility. [SUP]
- Church.
- College, university, or seminary. [SUP]
- Community service center. [SUP]
- Convent or monastery. [SUP]
- Foster home. [SUP]
- Library, art gallery, or museum. [SUP]
- Public or private school.

(d) Miscellaneous uses.

- Carnival or circus (temporary). [By special authorization of the building official.]
- Temporary construction or sales office.

(e) Recreation uses.

- Country club with private membership. [SUP]
- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(f) Residential uses.

- Handicapped group dwelling unit. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.209(b)(3.1).]
- Single family.

(g) Transportation uses.

- Private street or alley. [SUP]
- Transit passenger shelter. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.211.]
- Transit passenger station or transfer center. [SUP]

(h) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.212(10.1).]
- Utility or government installation other than listed. [SUP]

(i) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [As permitted in the R-7.5(A) Single Family District, see Section 51A-4.213(11.2).]

- Recycling drop-off for special occasion collection. *[As permitted in the R-7.5(A) Single Family District, see Section 51A-4.213(11.3).]*

(Ord. Nos. 22473; 26042)

SEC. 51P-419.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(Ord. Nos. 22473; 26042)

SEC. 51P-419.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Public school. For a public school use, setbacks and lot coverage must comply with those indicated on the development/landscape plan. Maximum structure height is 36 feet.

(b) All other permitted uses.

(1) Front yard. Minimum front yard is 25 feet.

(2) Side and rear yard.

(A) Minimum side and rear yard for single family structures is five feet.

(B) Minimum side yard for other permitted structures is 10 feet.

(C) Minimum rear yard for other permitted structures is 15 feet.

(3) Density. No maximum dwelling unit density.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height. For a public school use, maximum structure height is 36 feet. For all other permitted uses, maximum structure height is 30 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

- (i) 45 percent for residential structures; and
- (ii) 25 percent for nonresidential structures.

(B) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(7) Lot size. Minimum lot area for a residential use is 7,500 square feet.

(8) Stories. No maximum number of stories. (Ord. Nos. 22473; 26042)

SEC. 51P-419.108. OFF-STREET PARKING AND LOADING.

(a) For a public school use, off-street parking and loading must be provided as shown on the development/landscape plan. Screening of off-street parking is not required.

(b) For all other permitted uses, consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. Nos. 23888; 26042)

SEC. 51P-419.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22473; 26042)

SEC. 51P-419.110. LANDSCAPING.

(a) For a public school use, landscaping must be provided as shown on the development/landscape plan. Landscaping must be installed prior to the issuance of a certificate of occupancy. An irrigation system must be provided.

(b) For all other permitted uses, landscaping must be provided in accordance with Article X.

(c) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 22473; 26042)

SEC. 51P-419.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22473; 26042)

SEC. 51P-419.112. ADDITIONAL PROVISIONS.

(a) Lighting. For a public school use, exterior lighting must be directed away from adjoining properties.

(b) Sidewalks. Sidewalks, with a minimum width of six feet, must be provided along the Hampton Road frontage.

(c) Fencing. For a public school use, fencing must be provided as shown on the development/landscape plan. The fence which separates the school property from the railroad right-of-way must be a minimum of six feet in height.

(d) Provision for pedestrian accessway. For a public school use, prior to the issuance of a certificate of occupancy, a pedestrian accessway must be provided as shown on the development/landscape plan.

(e) Storm water detention. For a public school use, prior to the issuance of a building permit, the director of public works and transportation must approve a plan for detention of storm water run-off.

(f) Maintenance. The entire Property must be properly maintained in a state of good repair and neat appearance.

(g) General requirements. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23888; 26042)

SEC. 51P-419.113. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 22473; 26042)

SEC. 51P-419.114. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22473; 26042)

SEC. 51P-419.115. ZONING MAP.

PD 419 is located on Zoning Map No. M-6. (Ord. Nos. 22473; 26042)